PRELIMINARY PLAT TIBBETTS CROSSING

STEVE BURNSTEAD CONSTRUCTION, LLC ISSAQUAH, WASHINGTON

HORIZONTAL DATUM

NAD 83-2011 WASHINGTON COORDINATE SYSTEM NORTH ZONE BASED ON GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON REFERENCE

VERTICAL DATUM

NAVD88 CONSTRAINED TO CITY OF BELLEVUE BENCHMARK V-429 AT THE EASTSIDE OF SR900 & TALUS DRIVE.

SITE AREA: TL#2924069041 7932 RENTON-ISSAQUAH RD SE

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON DECEMBER 5, 2009, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

FEMA FLOOD PLAN DELINEATED FROM FIRM MAP# 53033C0693G AND 53033C0691K

LEGAL DESCRIPTION

LEGAL DESCRIPTION: TAX LOT# 2924006-9041

LOT B OF ISSAQUAH LLA PLN 12-00027 RECORDED IN KING COUNTY RECORDS UNDER RECORDING NO. 2012121390009

SITE INFORMATION

DRAINAGE BASIN TALUS GROSS SITE AREA 21.94 ACRES (955,901 SF) 10.67 ACRES (464,937 SF) DEVELOPABLE SITE AREA DEVELOPED SITE AREA 4.41 ACRES 51% OF THE DEVELOPED SITE IMPERVIOUS SURFACE PERVIOUS SURFACE 49% OF THE DEVELOPED SITE REQUIRED SETBACKS 20' TO SR900 PARKING REQUIRED 40 STALLS (40 PROVIDED) SF-E (1.24 DU/AC) TOTAL NUMBER OF PROPOSED UNITS ALLOWED DENSITY 27 DU/AC PROPOSED DENSITY 1.10 DU/AC SINGLE FAMILY RESIDENTIAL LAND USE PERMITTED RESIDENTIAL LAND USE PROPOSED ASSESSOR'S PARCEL NUMBERS 2924069041 UTILITY PURVEYORS CITY OF ISSAQUAH WAILK SANITARY SEWER CITY OF ISSAQUAH STORM DRAINAGE CITY OF ISSAQUAH TELEPHONE QWEST COMMUNICATIONS **POWER** PUGET SOUND ENERGY PUGET SOUND ENERGY CABLE TV COMCAST

SOIL TYPE

SCHOOL DISTRICT

FIRE PROTECTION

OTHER SERVICES

PER THE GEOTECHNICAL REPORT COMPLETED AESI: THE EXPLORATIONS TO THE WEST OF TIBBETTS CREEK GENERALLY ENCOUNTERED VERY LOOSE TO DENSE VASHON RECESSIONAL OUTWASH SEDIMENTS. THE EXPLORATIONS TO THE EAST OF TIBBETTS CREEK GENERALLY ENCOUNTERED MEDIUM DENSE TO DENSE RECESSIONAL OUTWASH SEDIMENTS UNDERLAIN BY MEDIUM DENSE TO DENSE ICE-CONTACT DEPOSITS.

ISSAQUAH SCHOOL DIST. 411

EASTSIDE FIRE AND RESCUE

EXISTING VEGETATION

DENSITY CALCULATIONS

MAXIMUM ALLOWABLE DENSITY IS 20 UNITS PER CLUSTER HOUSING DEVELOPMENT AGREEMENT KING COUNTY RECORDING NO. 20170124001263

REQUIRED PERMITS

SITE WORK PERMIT NPDES PERMIT RIGHT OF WAY USE PERMIT

OWNER

STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET, SUITE 200 BELLEVUE, WA 98005 (425)454-1900 EXT. 218 CONTACT: LEO SUVER LEO@BURNSTEAD.COM

ENGINEER/SURVEYOR PLANNER/LANDSCAPE

CORE DESIGN, INC. 12100 NE 195TH ST., SUITE 300 BOTHELL, WA 98011 (425) 885-7877 ENGINEER: SHERI MURATA, P.E.; SHM@COREDESIGNINC.COM SURVEYOR: ROBERT WEST, P.L.S.; RDW@COREDESIGNINC.COM LANDSCAPE ARCHITECT: LINDSEY SOLORIO, R.L.A.; LBA@COREDESIGNINC.COM PLANNER: LAFE HERMANSEN; LBH@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC. 911 5TH AVENUE KIRKLAND, WA 98033 (425) 827-7701 CONTACT: MATT MILLER, P.E.

ARBORIST

LONNSON ARBOR CARE 2619 169TH STREET SE BOTHELL, WA 98012 (425) 891–1741 CONTACT: LONNIE OLSON LONNSON@JUNO.COM

TRAFFIC ENGINEER

11400 8TH STREET, SUITE 200 BELLEVUE. WA 98004 (425) 250-0581 CONTACT: JEFF SCHRAMM SCHRAMM@TENW.COM

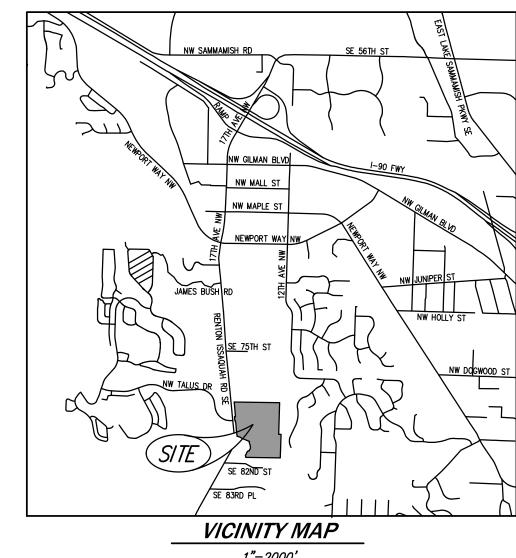
WETLAND CONSULTANT

WETLAND RESOURCES, INC. 9505 19TH AVENUE SE, SUITE 106 EVERETT, WA 98208 (425) 337-3174 CONTACT: TESS AMEN TESS@WETLANDRESOURCES.COM

SHEET INDEX

TITLE SHEET C1.02-C1.03 EXISTING CONDITIONS PLAN PRELIMINARY PLAT MAP COMPOSITE GRADING AND UTILITY PLAN PRELIMINARY GRADING AND UTILITY PLAN PRELIMINARY ROAD PROFILES AND DETAILS PRELIMINARY ROAD PROFILES PRELIMINARY ROAD SECTIONS

L1.01 PRELIMINARY TREE RETENTION PLAN L2.01 PRELIMINARY LANDSCAPE PLAN L2.02 PRELIMINARY LANDSCAPE SCHEDULE AND NOTES PRELIMINARY LANDSCAPE DETAILS



PERMIT NO. PP18-00002

SHEET

PROJECT NUMBER

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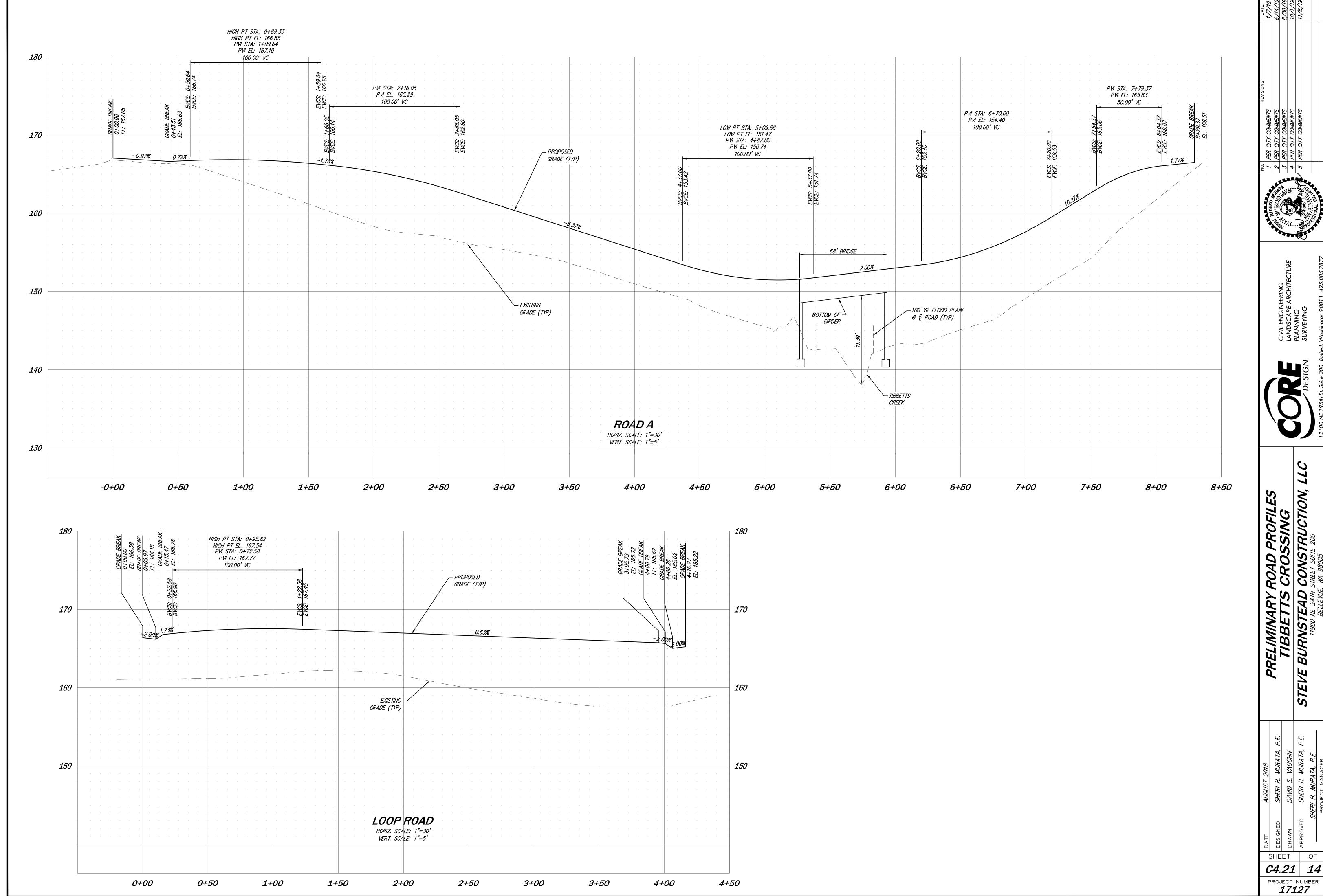
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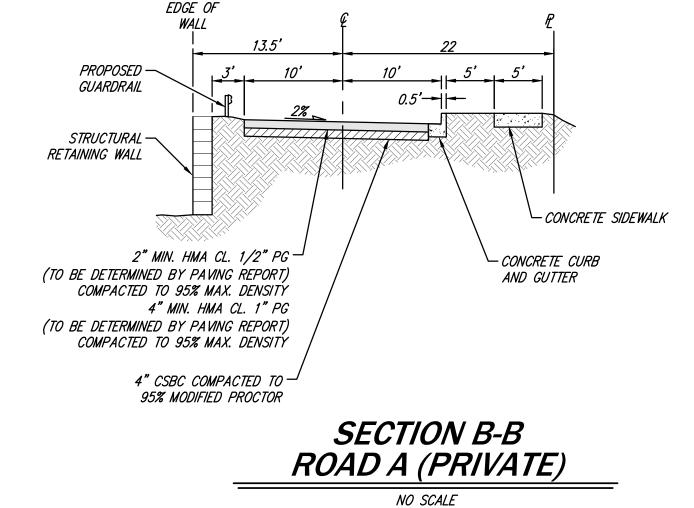
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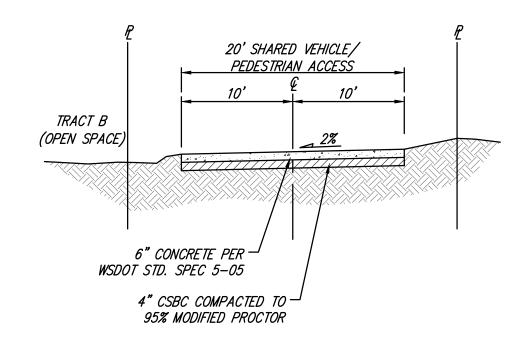
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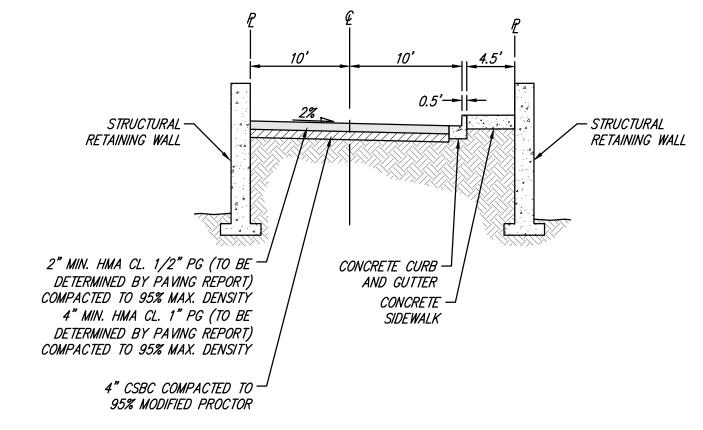
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SECTION A-A RENTON - ISSAQUAH RD SE (PUBLIC)

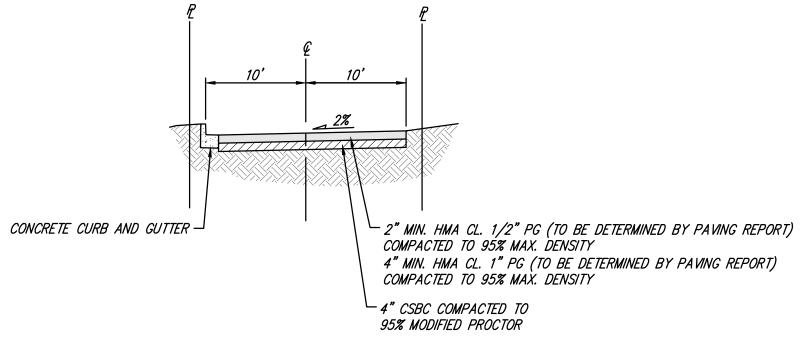




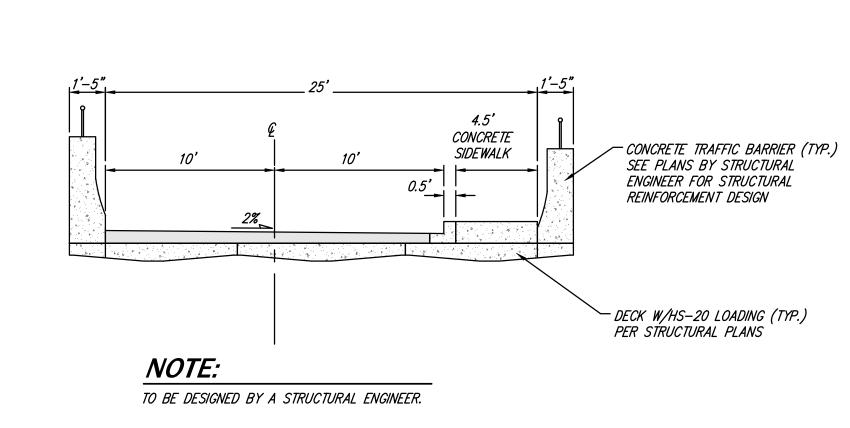


SECTION D-D ROAD A (PRIVATE)









20' SHARED VEHICLE/

SECTION C-C ROAD A (PRIVATE)

NO SCALE

(OPEN SPACE)

6" CONCRETE PER ^{__/} WSDOT STD. SPEC 5-05

4" CSBC COMPACTED TO — 95% MODIFIED PROCTOR

BRIDGE SECTION F-F



/IL ENGINEERING
NDSCAPE ARCHITECTURE
ANNING
RVEYING

DESIGN

MINARY ROAD SECTIONS

BBETTS CROSSING

RNSTEAD CONSTRUCTION, LLC

11980 NE 24TH STREET SUITE 200

JED SHER! H. MURATA, P.E.

JOHND S. VAUGHN

OVED SHER! H. MURATA, P.E.

SHER! H. MURATA, P.E.

DROJECT MANAGER

SHEET OF **C4.31 14**PROJECT NUMBER **17127**





AREAS



AREA A (PLANNED AREA OF DEVELOPMENT) - 'PASTURE' (SEE ARBORIST REPORT FOR REFERENCE) TREE DIAMETER INCHES PROPOSED TO BE REMOVED IN THIS AREA IN ACCORDANCE WITH THE ARBORIST REPORT:

4.97 ACRES, 81.5 TREE DIAMETER INCHES OF VIABLE TREES



AREA B (PLANNED AREA OF DEVELOPMENT) - WITHIN 'FOREST' (SEE ARBORIST REPORT FOR REFERENCE) TREE DIAMETER INCHES PROPOSED TO BE REMOVED IN THIS AREA IN ACCORDANCE WITH THE ARBORIST REPORT: 1.57 ACRES, 1,470.7 TREE DIAMETER INCHES OF VIABLE TREES



AREA C - WITHIN 'FOREST' (SEE ARBORIST REPORT FOR REFERENCE) TREE DIAMETER INCHES PROPOSED TO BE RETAINED IN THIS AREA IN ACCORDANCE WITH THE ARBORIST REPORT: 4.13 ACRES, 3,869.1 TREE DIAMETER INCHES OF VIABLE TREES

ENVIRONMENTAL CRITICAL AREAS & BUFFERS

100' BUFFER LINE (CREEK & STREAM - CLASS 2)

75' BUFFER LINE (WETLAND - CATEGORY II) 40' BUFFER LINE (WETLAND - CATEGORY IV)



WETLAND

PROPERTY LINE - BUFFER LINE



(FOR REFERENCE)

BUFFER ADDITION - TREE DIAMETER INCHES TO BE RETAINED IN THIS AREA (PROPOSED UNDEVELOPED AREA OUTSIDE OF THE EXISTING BUFFER) (SEE BUFFER LINE FOR DELINEATION) *MAY OVERLAP ANOTHER HATCH



BUFFER REMOVAL - TREE DIAMETER INCHES TO BE REMOVED IN THIS AREA (PROPOSED DEVELOPED AREA WITHIN THE EXISTING BUFFER) (SEE BUFFER LINE ABOVE FOR DELINEATION) *MAY OVERLAP ANOTHER HATCH



BUFFER IMPACT



BUFFER ENHANCEMENT

- A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRIPLINE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK, WHICHEVER IS GREATER.
- BE RETAINED WHENEVER POSSIBLE.
- 5. GENERAL TREE RETENTION REQUIREMENT: 25% OF THE TOTAL CALIPER (4.5 FEET ABOVE GROUND OR "DBH") OF ALL
- TREE RETENTION REQUIREMENTS." 6. FOR ALL OTHER TREE REMOVAL (I.E. SINGLE FAMILY RESIDENTIAL): ONE (1) REPLACEMENT TREE FOR EVERY (6) INCHES OF CALIPER AT DBH OF TREES REMOVED IF REMAINING TREE DENSITY IS BELOW THE MINIMUM REQUIREMENTS IN, SECTION 10.10 MINIMUM TREE DENSITY REQUIREMENTS.
- REPLACEMENT TREE LOCATION: THE APPLICANT'S PROPOSED LOCATION OF TRANSPLANTED OR REPLACEMENT
- 8. TO PROTECT ENVIRONMENTAL FUNCTIONS AND PUBLIC SAFETY, THE FOLLOWING AREAS REQUIRE SETBACKS OR

TREES SHALL BE SUBJECT TO APPROVAL OF THE DIRECTOR AS PART OF THE TREE REPLACEMENT PLAN.

FOR TREE INVENTORY AND DATA SHEETS, REFER TO "ARBORIST REPORT" BY LONNSON ARBOR CARE. 3. INDIVIDUAL DECIDUOUS TREES OR CLUSTERS OF TREES WITH OUTSTANDING QUALITIES, FORM AND HEALTH SHALL

4. TREES SHALL NOT BE DESIGNATED FOR RETENTION IF THEY ARE DEAD OR IN A DECLINING STATE, OR IF THEY ARE SIGNIFICANT TREES IN DEVELOPABLE SITE AREA SHALL BE RETAINED EXCEPT AS MODIFIED BY "MODIFICATION TO

BUFFERS: STEEP SLOPE HAZARD AREAS, WETLANDS, STREAMS, AND FLOOD HAZARD AREAS

SHEET

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STATE OF

WASHINGTON

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TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	42	ACER CIRCINATUM	VINE MAPLE	7`-8` HT. MIN.	AS SHOWN	MULTI-STEM
	12	CORNUS KOUSA `EDDIE`S WHITE WONDER`	KOUSA DOGWOOD	2" CAL. MIN.	AS SHOWN	WELL-BRANCHED
	50	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6` - 8` MIN HT.	AS SHOWN	WELL-BRANCHED
	32	RHAMNUS PURSHIANA	CASCARA	1.5" CAL./10` HT. MIN.	AS SHOWN	WELL-BRANCHED
•	24	THUJA PLICATA	WESTERN RED CEDAR	6` - 8` MIN HT.	AS SHOWN	WELL-BRANCHED
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	6	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
	20	PYRUS CALLERYANA `BRADFORD`	BRADFORD CALLERY PEAR	2" CAL. MIN./10` HT. MIN.	AS SHOWN	STREET TREE QUALITY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
\$	3	GAULTHERIA SHALLON	SALAL	3 GAL./24" HT. MIN.	3` 0.C.	FULL & BUSHY
\odot	3	SPIRAEA DOUGLASII	WESTERN SPIREA	3 GAL./24" HT. MIN.	4` 0.C.	FULL & BUSHY
\oplus	5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL./24" HT. MIN.	4` O.C.	FULL & BUSHY
SHRUB AREAS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	903 SF	NATIVE SHRUB MIX				
		GAULTHERIA SHALLON RIBES SANGUINEUM VACCINIUM OVATUM MAHONIA AQUIFOLIUM	SALAL RED FLOWERING CURRANT EVERGREEN HUCKLEBERRY OREGON GRAPE	3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN.	3' O.C. 4' O.C. 4' O.C. 4' O.C.	FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY
+ + + + + + + + + + + + + + + + + + +	1,822 SF	TYPE III LANDSCAPE BUFFER SHRUBS AND GROUNDCOVER GAULTHERIA SHALLON SPIRAEA DOUGLASII VACCINIUM OVATUM ASARUM CAUDATUM	VISUAL BUFFER SALAL DOUGLAS SPIRAEA EVERGREEN HUCKLEBERRY WILD GINGER	3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN. 3 GAL./ 24" HT. MIN.	3' O.C. 4' O.C. 4' O.C. 18" O.C.	FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	307 SF	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	1 GAL.	18" O.C.	
	13,715 SF	LAWN		HYDROSEED		

TYPE III BUFFER SAMPLE PLANTING AREA



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	1	RHAMNUS PURSHIANA	CASCARA	1.5" CAL./10` HT. MIN.	AS SHOWN	WELL-BRANCHED
•	1	THUJA PLICATA	WESTERN RED CEDAR	6` - 8` MIN HT.	AS SHOWN	WELL-BRANCHED
<u>SHRUBS</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	3	GAULTHERIA SHALLON	SALAL	3 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY
\bigcirc	3	SPIRAEA DOUGLASII	WESTERN SPIREA	3 GAL./24" HT. MIN.	4` 0.C.	FULL & BUSHY
\bigoplus	5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL./24" HT. MIN.	4` 0.C.	FULL & BUSHY
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	307 SF	ASARUM CAUDATUM	BRITISH COLUMBIA WILD GINGER	1 GAL.	18" O.C.	

PROJECT NOTES

- 1. ALL VEGETATION TO BE INSTALLED PER APPLICABLE CITY OF ISSAQUAH ZONING CODE (SECTION 18.12)
- 2. STREET TREES TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- STREET TREES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF SEVEN (7) FEET OVER PEDESTRIAN PATHWAYS AND FOURTEEN (14) FEET OVER STREETS AT MATURITY. STREET TREES SHALL BE CENTERED A MINIMUM OF THREE (3) FEET FROM CURBS AND TWO (2) FEET FROM SIDEWALKS OR AS OTHERWISE

TREE DENSITY CALCULATIONS

DEVELOPABLE SITE AREA:	10.67 ACRES (464,937 SF)
MINIMUM TREE DENSITY REQUIREMENTS (IMC 18.12.1370): (2 SIGNIFICANT TREES PER 5,000 SF)	186 TREES (464,937/5,000 SF = 92.99 * 2 TREES = 185.97 TREES = 186 TREE

TOTAL PROPOSED TREE PLANTING: 186 TREES STREET TREES: 26 TREES TYPE III BUFFER TREES: 9 TREES OTHER PROPOSED TREES: 151 TREES

RETENTION REQUIRED: 30% OF THE TOTAL CALIPER (DBH) OF ALL SIGNIFICANT TREES IN DEVELOPABLE SITE AREA PROPOSED: 38.71% TREE RETENTION PLAN FOR THE DEVELOPABLE SITE AREA

(1) REPLACEMENT TREE FOR EVERY (6) INCHES OF CALIPER AT DBH OF TREES REMOVED IF REMAINING TREE DENSITY IS BELOW THE MINIMUM REQUIREMENTS IN IMC 18.12.1370, MINIMUM TREE DENSITY REQUIREMENTS. THE MINIMUM TREE DENSITY REQUIREMENT HAS BEEN MET.

GENERAL LANDSCAPE NOTES

- 9.1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TRESS IN ACCORDANCE WITH THE MASTER STREET TREE PLAN, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, ROADS, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH ISSAQUAH MUNICIPAL CODE STANDARDS. THE SAME APPLIES TO MINI PARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- 9.2. INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTES ON ALL LANDSCAPE PLANS SUBMITTED FOR CITY OF ISSAQUAH:
- 9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
- 9.2.2. CONTACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
- 9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
- 9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
- 9.2.5. CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE DIRECTOR OR DESIGNEE PRIOR TO PLANTING.
- 9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE DIRECTOR OR DESIGNEE.
- 9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS
- UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6".
- 9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING (SEE CITY OF ISSAQUAH CODE REQUIREMENTS REGARDING SOIL AMENDMENTS HERON).
- 9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE DIRECTOR OR DESIGNEE. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR ISSAQUAH HIGHLANDS. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
- 9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERYMAN STANDARDS FOR BUFFERS AND PARKING LOTS SHALL CONFORM TO STANDARDS OUTLINED IN ISSAQUAH MUNICIPAL CODE SECTION 18.12.140. 9.2.11. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE
- DIRECTOR OR DESIGNEE. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 9.2.12. TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE DIRECTOR OR DESIGNEE. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 9.2.13. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 9.2.14. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OR DESIGNEE:
- 9.2.15. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
- 9.2.16. STREET TREES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF SEVEN (7) FEET OVER PEDESTRIAN PATHWAYS AND FOURTEEN (14) FEET OVER STREETS AT MATURITY. STREET TREES SHALL BE CENTERED A MINIMUM OF THREE (3) FEET FROM CURBS AND TWO (2) FEET FROM SIDEWALKS.
- 9.2.17. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
- 9.2.18. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS TO REMAIN IN A HEALTHY AND ATTRACTIVE MANNER. TO INSURE THIS OCCURS THE APPLICANT SHALL PROVIDE A CASH DEPOSIT OF 50% OF THE VALUE OF THE PLANT MATERIAL AND IRRIGATION PRIOR TO CONSTRUCTION PERMIT SIGN-OFF. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE DIRECTOR OR DESIGNEE.
- 9.2.19. ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
- 9.2.20. LANDSCAPE PERFORMANCE BOND SHALL NOT BE RELEASED WITHOUT CITY OF ISSAQUAH ACCEPTANCE.

9.2.21. THE CITY SHALL APPROVE PLANT LAYOUT ALONG RENTON-ISSAQUAH ROAD SE STREET FRONTAGE PRIOR TO PLANT INSTALLATION. CALL FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF PLANTING.

- 9.2.22. PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, DOCUMENTATION SHALL BE PROVIDED TO THE CITY THAT THE ASSOCIATED IRRIGATION PLAN HAS BEEN REVIEWED BY THE CITY OF ISSAQUAH (OR EQUIVALENT AS DETERMINED BY THE DIRECTOR OR DESIGNEE) AND ARE CONSISTENT WITH THE WATER BUDGET INDICATED IN THE PLAN SET; AND, ARE CONSISTENT WITH THE CITY OF ISSAQUAH WATER CONSERVATION STANDARDS.
- 9.2.23. CONTACT THE CITY OF ISSAQUAH PERSONNEL FOR ASSISTANCE OR INFORMATION.

STANDARD PLANTING BED PREPARATION NOTES

- 1. SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
- 2. INCORPORATE WATER AND NUTRIENT HOLDING MATERIALS INTO SOIL AS DEEP AS POSSIBLE (A MIN. OF 12"). USE FULLY COMPOSTED ORGANIC MATERIAL.
- 3. SOILS WITHIN PLANTERS SHALL BE A GROWING MEDIUM THAT IS A COMBINATION OF ORGANIC AND INORGANIC MATTER SUCH AS AMERICAN HYDROTECH'S LITETOP GROWING MEDIUM.

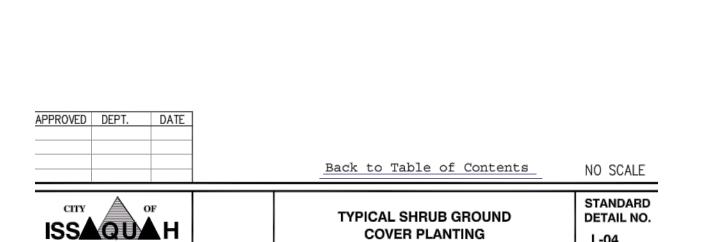
CITY OF ISSAQUAH SOIL AMENDMENT REQUIREMENTS

SOIL AMENDMENTS - COMPOST, TOPSOIL AND SEED MIX SPECIFICATIONS: ALL NEW LANDSCAPE AREAS SHALL BE REQUIRED TO AMEND SOILS TO IMPROVE SOIL HEALTH AND NUTRIENT AVAILABILITY, INCREASE

- POROSITY, INFILTRATION AND MOISTURE HOLDING CAPACITY AND SHALL MEET MINIMUM SPECIFICATIONS FOR SOILS, COMPOST, MULCHES AND SEED MIXES. 1. SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
- 2. A SOILS ANALYSIS SHALL BE COMPLETED FOR ALL NEW PLANTING AREAS AND SHALL INCLUDE:
- A. A DETERMINATION OF SOIL TEXTURE, INDICATING PERCENTAGE OF ORGANIC MATTER.
- B. AN APPROXIMATED SOIL INFILTRATION RATE EITHER MEASURED OR DERIVED FROM SOIL/TEXTURE/INFILTRATION RATE TABLES.
- C. A MEASURE OF PH VALUE.
- 3. SOILS FOR USE IN PROJECTS APPLYING LOW IMPACT DEVELOPMENT (LID) STANDARDS SHALL FOLLOW THE LID TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND, SECTION 6.2, AMENDING CONSTRUCTION
- 4. FOR SOILS THAT WILL NOT ADEQUATELY PERCOLATE TO PROVIDE PROPER DRAINAGE FOR PLANT MATERIALS, A PLAN TO CORRECT THE SITUATION SHALL BE DEVELOPED BY THE LANDSCAPE ARCHITECT AND
- 5. GUIDELINES FOR MEETING MINIMUM STANDARDS ARE AVAILABLE AT THE PERMIT CENTER AND SHALL FOLLOW THE WASHINGTON STATE UNIVERSITY KING COUNTY EXTENSION SERVICES GUIDELINES FOR

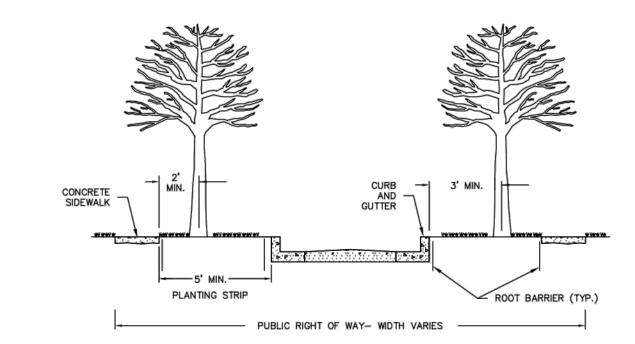
PROJECT NUMBER

17127



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PUBLIC WORKS DEPARTMENT



NOTES:

1. TREE SPACING IS DEPENDANT ON THE SIZE AND TYPE OF STREET TREE USED. SEE CONTRACT FOR SPACING.

2. TREES SHALL NOT BE PLACED IN SIGHT DISTANCE TRIANGLES PER MOST CURRENT VERSION OF AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) OR CITY STANDARDS.

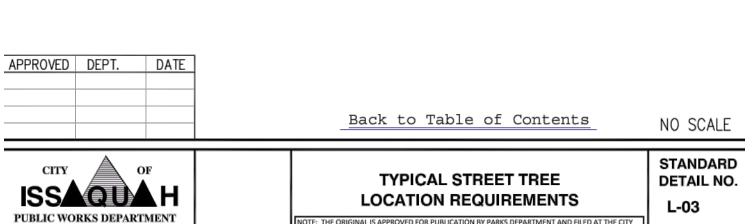
COORDINATE WITH TRAFFIC SIGNAL ENGINEER SO THAT TREES DO NOT OBSTRUCT OPERATIONS OF TRAFFIC SIGNAL SYSTEMS.

PLANTING STRIP IRRIGATION SYSTEMS SHALL MEET IRRIGATION STANDARD AND INCORPORATE LATEST WATER CONSERVATION TECHNIQUES. 1ECHNIQUES.

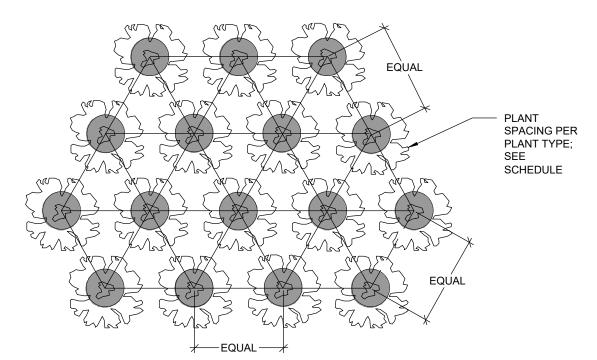
5. STREET TREES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF SEVEN (7) FEET OVER PEDESTRIAN PATHWAYS AND FOURTEEN (14) FEET OVER STREETS. STREET TREES SHALL BE CENTERED A MINIMUM OF THIRTY (30) FEET FROM INTERSECTIONS, TWENTY (20) FEET FROM STREET LIGHTS, THREE (3) FEET FROM CURBS AND TWO (2) FEET FROM SIDEWALKS OR AS OTHERWISE APPROVED BY THE CITY.

6. STREET TREES SHALL BE PLANTED IN A PLANTING STRIP WITH A MINIMUM OF FIVE (5) FEET BETWEEN THE SIDEWALK AND THE BACK OF THE CURB
7. TREE PIT AREA SHALL BE A MINIMUM OF 24 SQUARE FEET.
8. ROOT BARRIER SHALL EXTEND A MINIMUM OF 5 FEET BEYOND TREE (REFER TO MANUFACTURERS DETAIL).

APRIL 2010



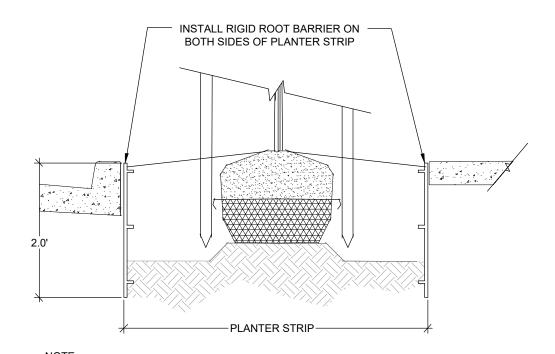
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NOTE:
FOR THE SPACING REQUIREMENT(S): SEE THE 'SPACING' COLUMN WITHIN THE 'GROUNDCOVER' SECTION OF THE 'PLANT SCHEDULE.'

THIS DESIGNATION REPRESENTS THE SPACE BETWEEN EACH GROUNDCOVER AND ITEMS SUCH AS PATHS, DRIVES, ACCESS ROUTES, AND ETC. BASED ON THE PROPOSED AREA(S) SPECIFIED ON THE PLAN, THE REQUIRED SPACING MAY NEED TO VARY WHILE REMAINING EQUALLY SPACED THROUGHOUT SAID AREA(S).

DETAIL: PLANTING GROUNDCOVER SPACING NOT TO SCALE

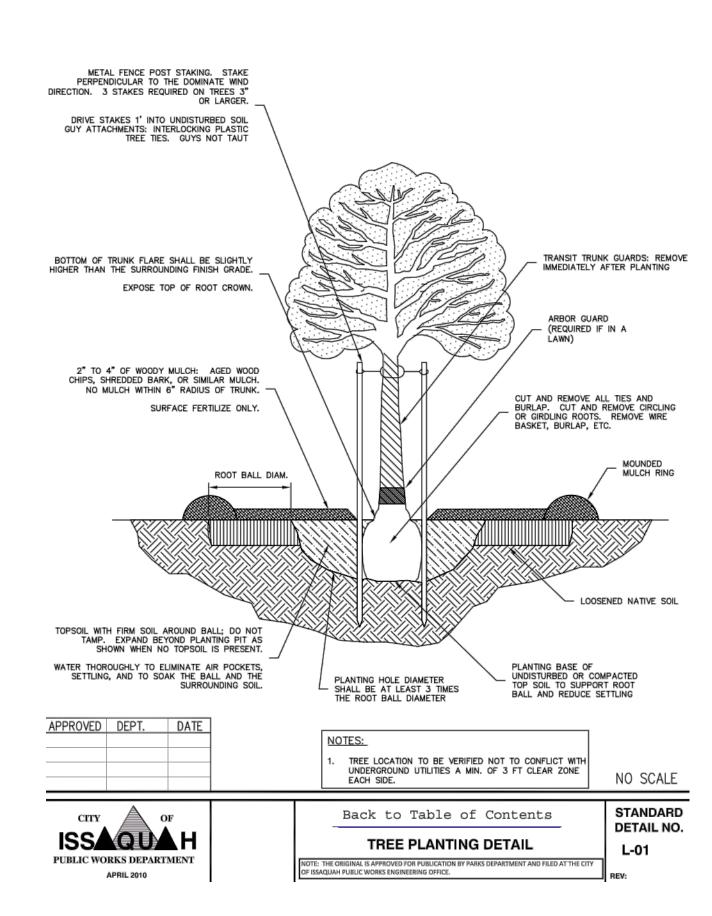


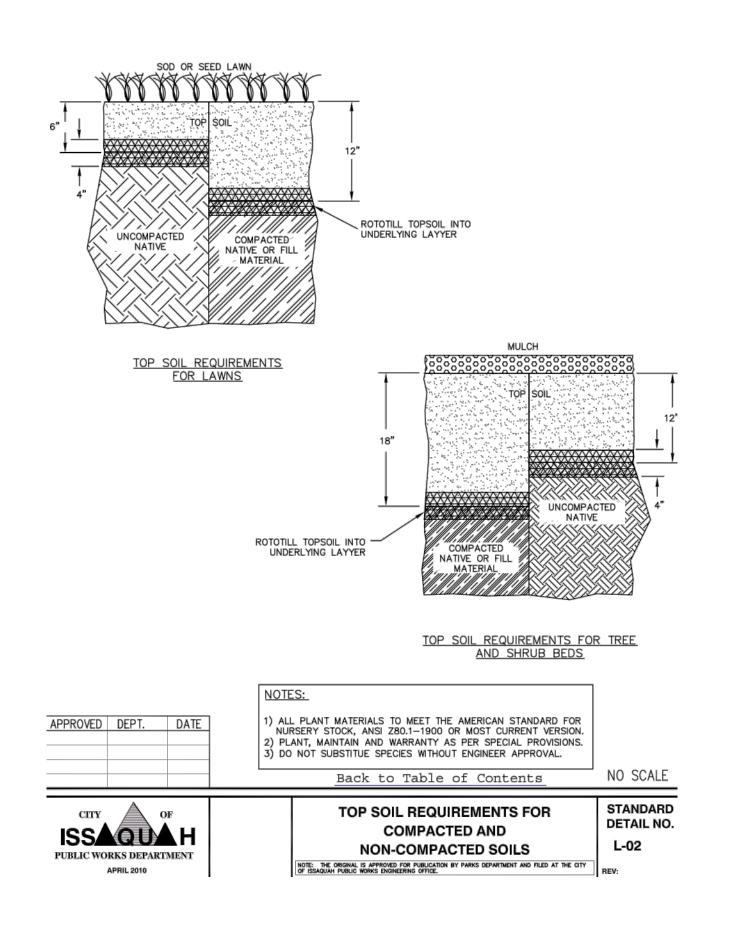
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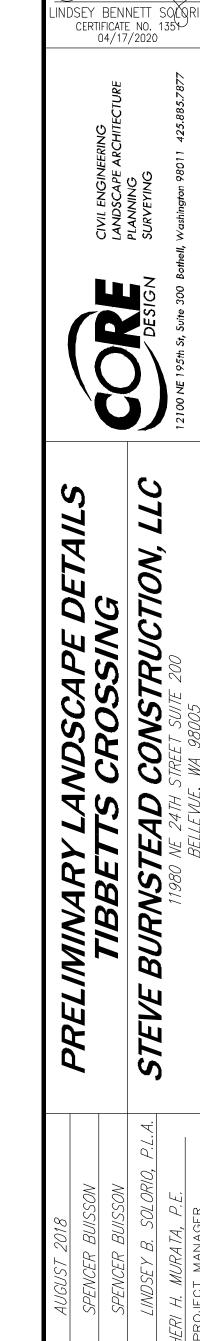
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS. 2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE. 3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT

DETAIL: ROOT BARRIER

NOT TO SCALE







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STATE OF WASHINGTON

REGISTERED LANDSCAPE_ARCHITEC